Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Karen Y Johnson Davidson County
Batch# 164911 DEEDWARR
11/26/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20181126-0115347

Subscribed and sworn to before me, this 21 day of November, 2018.

CEIL M. COHEN
Notary Public, State of New York
No. 01CO4888604
Qualified in Suffolk County
Commission Expires 03/30/2019

Notary Public
My commission expires:

04-1810-57028 FCS22670 FCS22670

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tyler Bishop 4929 Algonquin Trl Antioch TN 37013	Tyler Bishop 4929 Algonquin Trl Antioch TN 37013	162-03-0-385.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard A. Thomas, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tyler Bishop,** _____, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Haywood Hills, Section 5, of record in Book 4675, Page 143, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Thomas, married by deed from Victor K. Hazelwood, an unmarried man, dated September 28, 1999, recorded October 11, 1999, of record in Book 11697, Page 395, Register's Office for Davidson County, Tennessee.

Danielle Denise Thomas, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4929 Algonquin Trl, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of November, 2018.

Richard A. Thomas

Richard A. Thomas

Danielle Denise Thomas

Danielle Denise Thomas

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard A. Thomas and Danielle Denise Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 20th day of November, 2018.

Notary Public

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

I, CHRISTINE WALSH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic Version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of NEW YORK
County of SUFFOLK
Personally appeared before me, Ceil M Cohen,
a notary public for this county and state, CHRISTINE WALSH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES:
Notary's Seal (If on paper)

CEIL M. COHEN
Notary Public, State of New York
No. 01CO4888604
Qualified in Suffolk County
Commission Expires 03/30/2015